

**14201 JOGGINS AVENUE, Port Charlotte, FL, 33981**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2232 A/C & 3677.00 Total

Neighborhood: South Gulf Cove - Non-Waterfront, Port Charlotte

Lot Dim: 75 x 158 x 146 x 125

Prior Taxes: \$ 8,417

Water View: Canal

Year Built: 2015

MLS: D6135195

Listed By: PARADISE EXCLUSIVE INC

**DON'T WAIT** years to build your "FLORIDA\*\*WATERFRONT\*\*DREAM HOME" in one of the most sought after BOATING communities on the GULF COAST when this Luke Brothers "SKYLER MODEL" Pool Home is AVAILABLE NOW!!! This

Home is ABSOLUTELY STUNNING with 3 BEDROOMS, 3 FULL BATHS plus BONUS DEN/OFFICE. Elegantly appointed and enveloped with LUXURY HOME BUILDER Luke Brothers architectural FLAIR!!! This Home is Situated on an OVERSIZED LOT with 146 ft of SEAWALL in Sec 93 with a SOUTHERN EXPOSURE and an exceptional WATER view on the ZEPHYR WATERWAY. Located in the upscale WATERFRONT BOATING community of SOUTH GULF COVE and is a BOATERS DREAM with access to the GULF OF MEXICO, Surrounding ISLANDS and Beautiful Sandy BEACHES. This stunning home has been meticulously maintained and is for the distinguished buyer and Boasts a spacious OPEN concept with elegant design elements and upgrades GALORE!!! Kitchen is tastefully appointed and features a large BREAKFAST NOOK with aquarium window, Beautiful custom 42" hardwood cherry CABINETRY with upper and under lighting, soft close drawers, Beautiful tiled backsplash, ISLAND and breakfast bar with Pendant Lighting, CAMBRIA QUARTZ countertops, STAINLESS STEEL Kenmore Elite appliances to include a GAS RANGE, NEW Refrigerator, Dishwasher and microwave. Other Features to include, 3 beautifully TILED FULL baths, Extra large Linen Closet, PORCELAIN TILE floors throughout, 8' SOLID CORE doors, CROWN MOLDING, Tray and Coffered 12' and 14' ceilings, Upgraded light fixtures and ceiling fans, CENTRAL VACUUM system, SPRAY FOAM insulation, high efficiency TRANE A/C system, IMPACT WINDOWS, window treatments, Hunter Douglas Shutters and Vertiglide. Spacious GREAT ROOM has 8' Sliders to Lanai and pool area, Nice laundry room with utility sink, cabinetry and WASHER/DRYER. There are 2 Spacious Guest Bedrooms. Primary Bedroom features Sliders to Lanai and Pool, large walk-in closet with BUILT-IN SHELVING, beautiful tiled walk through ROMAN SHOWER, custom claw foot SOAKING TUB and DUAL VANITIES. NEW Hot Water Heater. Brick paver driveway, Lanai pool area and walkway. Paver dock with water/electric and a COVERED 10,000 lb BOAT LIFT. Exceptional Outdoor kitchen includes GAS GRILL, sink, refrig., GRANITE countertops and storage. Beautifully paved and screened deep Lanai with access to full POOL BATH. HEATED saltwater POOL and SPA features pebble tec finish and custom FIRE/WATER FEATURE w/seating area and extra deep screened lanai...great for entertaining!!! Nicely landscaped with mature trees, an OVERSIZED 3 CAR garage with NEW EPOXY FLOORING, and an IRRIGATION SYSTEM that feeds from canal....AND SO MUCH MORE !!! South Gulf Cove is only minutes away from Southwest FLORIDA BEACHES in BOCA GRANDE and MANASOTA KEY. Community offers Several Parks, Boat Ramp, Marinas and a YACHT CLUB. With SEVERAL GOLF COURSES, World Class FISHING, Shopping and Great Restaurants only minutes away. This exceptional home has been meticulously maintained \*\* TAKE OUR 3D VIRTUAL TOUR or Watch our VIDEO.....EXPERIENCE the FLORIDA LIFESTYLE!!!